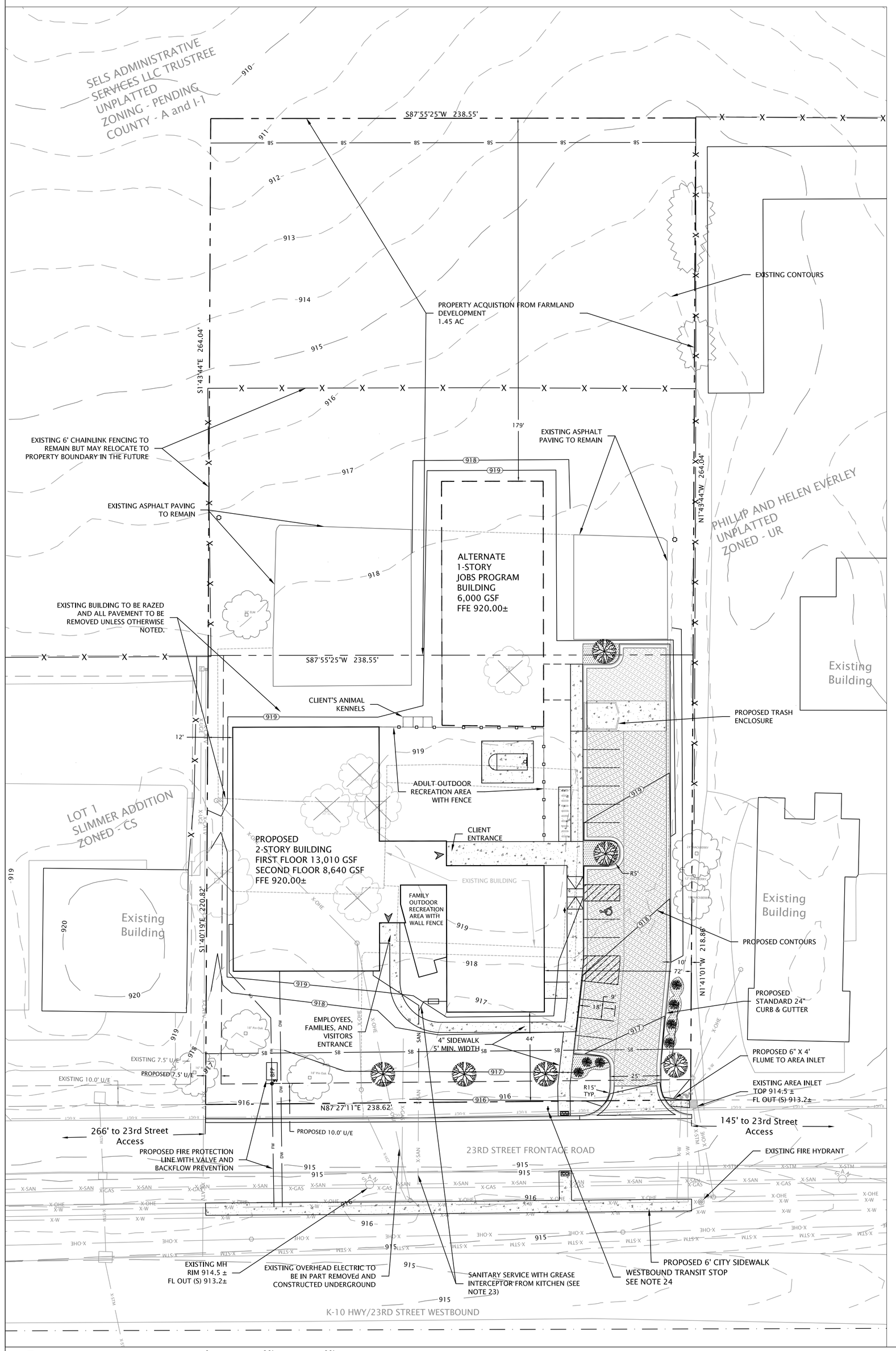


SCALE: 1" = 30'

0 30' 60'

LANDSCAPING SCHEDULE

SYMBOL	QUANT.	NAME	SIZE & COND
	3	EXISTING DECIDUOUS TREE TO REMAIN	VARIES
	6	EXISTING TREE TO BE REMOVED	VARIES
	6	RED SUNSET MAPLE, LACEBARK ELM, BLOODGOOD LONDON PLANE, OR APPROVED EQUAL	2.5" CAL - B&B
	7	BURKWOOD VIBURNUM, ALLEGHENY VIBURNUM, LEATHERLEAF VIBURNUM, GROW LOW SUMAC, OR MENTOR BARBERRY	5 Gal.
	720 SF	MULCH OR GROUND COVER	
ALL UNPAVED AREAS SHALL BE PLANTED WITH TURF GRASSES			

PARKING SUMMARY

PARKING REQUIREMENT	QUANTITY	REQUIRED PARKING
MAIN SHELTER - 1 PER 1.5 EMPLOYEES	13	9.0
JOBS BLDG. ALT. 1 PER 1.5 EMPLOYEES	3	2.0
TOTAL PARKING REQUIRED		11.0
BICYCLE PARKING - 1 PER 5 CLIENTS	100	20.0
PARKING PROVIDED		
TOTAL PARKING SPACES	14	
STANDARD SPACES	13	
ADA HANDICAP SPACES	1	
BICYCLE PARKING	20	

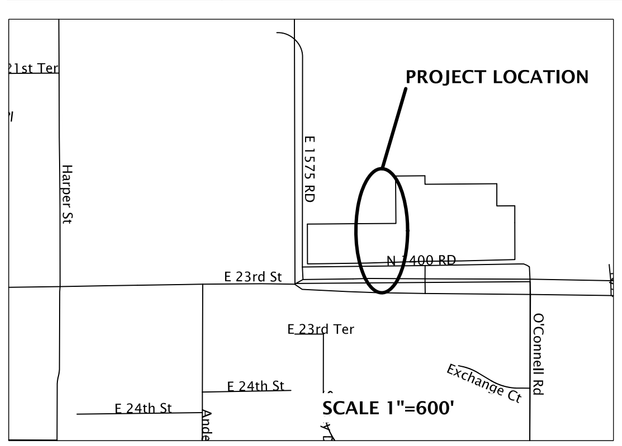
PERVIOUS/IMPERVIOUS SURFACE SUMMARY

	AREA (SF)		AREA (SF)
Existing Building	7,048	Proposed Buildings Shelter Building Jobs Program Building Alt.	13,010 6,000
Existing Pavement	44,034	Proposed Pavement	20,280
Total Existing Impervious	51,082	Total Proposed Impervious	39,280
Existing Greenspace	64,349	Proposed Greenspace	76,151
Total Existing Pervious	64,349	Total Proposed Pervious	76,151
Property Area	115,431		115,971
Lot Coverage 6% Impervious Lot Coverage 44%		Lot Coverage 16% Impervious Lot Coverage 34%	

PAVING SCHEDULE

SYMBOL (SHADED FOR CLARITY)	AREAS AND PAVING MATERIAL
	6" CONCRETE PAVING AT DUMPSTER, 8" CONCRETE PAVING AT DRIVEWAY ENTRANCES, & 4" CONCRETE AT SIDEWALKS
	6" CONCRETE OR 7" FULL DEPTH ASPHALT
	5" CONCRETE OR 5" FULL DEPTH ASPHALT

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

THE PREMISES DESCRIBED AS 2176 EAST 23RD STREET, THE LEGAL DESCRIPTION OF WHICH IS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 750.4 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH TEN ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., THENCE WEST ON TEN-ACRE LINE 163.6 FEET, THENCE SOUTH TO THE RIGHT OF WAY OF KANSAS STATE HIGHWAY #10 265.91 FEET, MORE OR LESS, THENCE EAST ALONG RIGHT OF WAY OF KANSAS STATE HIGHWAY #10 163.6 FEET; THENCE NORTH 264.73 FEET, MORE OR LESS, TO POINT OF BEGINNING, LESS .177 ACRE MORE OR LESS, TAKEN FOR KANSAS STATE HIGHWAY PURPOSES, AND DESCRIBED IN BOOK 266, PAGE 309 IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, KANSAS IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; ALSO,

A STRIP OF LAND 75 WIDE ON THE EAST SIDE OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: BEGINNING AT A POINT 914 FEET WEST OF THE NORTHEAST CORNER OF SOUTH 10 ACRES OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST, THENCE WEST 250 FEET, ON THE NORTH LINE OF RIGHT OF WAY OF K-10 HIGHWAY, THENCE EAST 250 FEET EAST ON SAID NORTH RIGHT OF WAY LINE, THENCE NORTH 265.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING LESS .27 ACRES RIGHT OF WAY DESCRIBED IN DISTRICT COURT CASE #25586; ALSO,

BEGINNING AT A POINT 750.4 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH TEN ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., THENCE WEST ON TEN-ACRE LINE 238.55 FEET, MORE OR LESS, THENCE NORTH 264.04 FEET, THENCE EAST 238.55 FEET, MORE OR LESS, THENCE SOUTH 264.04 FEET TO POINT OF BEGINNING. THE ABOVE CONTAINS 1.45 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

GENERAL NOTES

Owner: Lawrence Community Shelter
214 W. 10th Street
Lawrence, Kansas 66044

Land Planner/Engineer: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049

Surveyor: All Points Surveying, LLP
P.O. Box 4444
Lawrence, KS 66046

1. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, September 2009. Basis for bearings for the property is State Plane Coordinate - North Zone and the South Quarter Section line of the Southeast Quarter of Section 5, Township 13 South, Range 20 East.
2. Typical Soil Type: Ew - Eudora-Kimo Fine Sandy Loams.
3. Existing Land Use: Commercial Strip - Restaurant, Quality & Vacant Pasture
4. Proposed Land Use: Commercial Strip - Temporary Shelter.
5. Current Zoning: CS - Commercial Strip District
6. No portion of this property is located within a designated floodplain per FEMA Map # 20045C0039C Effective Date: November 7, 2001.
7. Existing utility locations, elevations, and sizes are based on information available at the time the site was surveyed.
8. No Public Improvements will be completed as part of this SUP/Site Plan.
9. Project Vertical Benchmark: National Geodetic Survey vertical benchmark TBD.
10. This Site Plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, appendix A to 28 CFR, part 36.
11. Ingress/Egress locations shown represent public access points. Emergency egress locations which might be required are not shown.
12. Existing and proposed contours are shown to illustrate the direction of overland stormwater drainage at the site. Only limited grading will be performed to provide positive drainage. Due to the net decrease in impervious surfacing, no detention of stormwater is proposed.
13. Pursuant to City Code Chapter IX Article 09-903(B), a Stormwater Pollution Prevention Plan (SWP3) must be provided for this project. This project will not be released for building permits until an approved SWP3 has been obtained.
14. Existing mature trees shall be preserved as much as possible during construction of private improvements. Fencing shall be used as appropriate to protect trees within the drip line.
15. All screening and landscaping shall meet minimum requirements per Article 10 of the City of Lawrence - Land Development Code. All disturbed areas not shown for trees and landscaping shall be reseeded with turf type grasses and otherwise restored to their original condition.
16. All proposed lighting shall be shielded to prevent off-site glare. New lighting shall comply with requirements of Article 11 of the City of Lawrence - Land Development Code. A Photometric Plan has been submitted.
17. Parking lot and drive lanes pavement shall meet or exceed the minimum requirement of City of Lawrence - Land Development Code Section 20-913. Parking lot and drive areas shall have Standard City of Lawrence 2' concrete curb & gutter. Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
18. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
19. Pursuant to Section 20-538 of the City of Lawrence - Land Development Code, this Site Plan is intended to fulfill the requirement of the Special Use Permit applied for.
21. Trash enclosures shall be constructed and maintained in accordance with City of Lawrence Land Development Code, Section 20-1006(a). Size & type of trash receptacle to be approved by City of Lawrence Sanitary Department. City of Lawrence will not be responsible for pavement damage due to refuse collection.
22. The proposed fire service line shall have the required backflow prevention devices inside the building as per City Code Chapter 19, Article 7, Cross Connection Control.
23. The existing sanitary sewer service will be used for the proposed facility. To allow continued use of the existing sanitary sewer service, a variance will been requested from Ordinance No. 7743 as Chapter 19, Section 214 of the City of Lawrence Code, for direct connection of sanitary sewer services to an existing City of Lawrence gravity main within the right-of-way of 23rd Street but greater than 15 feet from the property line.
24. A westbound transit stop is been requested on the frontage road adjacent to the property.
25. The entire property will be preliminary and final platted prior to final approval of Site Plan.

LEGEND

OHW — OHW —	OVERHEAD WIRE	SANITARY SEWER MANHOLE
OHE — OHE —	OVERHEAD ELECTRICAL	STORM MANHOLE
UGT — UGT —	UNDERGROUND TELEPHONE	STORM DRAIN
GAS — GAS —	GAS	GUY ANCHOR
W — W —	WATERLINE	UTILITY POLE
SAN — SAN —	SANITARY SEWER LINE	WATER METER
SS — SS —	SANITARY SEWER SERVICE	WATER VALVE
STM — STM —	STORMWATER LINE	FIRE HYDRANT
	SECTION LINE	TRAFFIC SIGNAL STR.
	CENTER LINE	GAS VALVE
	PROPERTY LINE	GAS METER
	EASEMENT	LIGHT POLE
	EXISTING FEATURE	SIGN
NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE		ELECTRIC BOX
		CABLE TV BOX

B/B	BACK OF CURB TO BACK OF CURB
ROW	RIGHT-OF-WAY
C/L	CENTERLINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
(P)	PLATTED
(M)	MEASURED
(C)	CALCULATED
▣	¾" FOUND BAR ORIGIN UNKNOWN
◉	¾" BAR SET W/CAP "APS 1391"

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

SPECIAL USE PERMIT/SITE PLAN for
LAWRENCE COMMUNITY SHELTER

GES
GROB ENGINEERING SERVICES, LLC
3210 Mesa Way, Suite A * Lawrence, Kansas 66049
P.O. Box 502 * Lawrence, Kansas 66044
Phone 785 856-1900 * Fax 785 856-1901

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SPECIAL USE PERMIT/SITE PLAN FOR
Lawrence Community Shelter
2176 E. 23RD STREET
LAWRENCE, KANSAS

DESIGNED BY
JDG

CHECKED BY
JDG

ISSUE DATE
September 14, 2009

REVISIONS

SHEET
1
1